

Silver Springs Single Family 2011 Candidates:

WRITE IN--- **Clay Archer** - Clay has lived in Silver Springs since 1998 and is a local businessman. Wife Lucy Archer has lived in Silver Springs since 1982. Clay Archer has been involved with the HOAs since 2000 as the first Webmaster. His candidacy does not include personal agenda items. He has contributed his time, financial resources, computer savvy, and calm understanding to the issues requiring remedy within our Community. Clay has represented the property owners and Silver Springs Community Group at Master Association meetings and presented the group's ideas, concerns, and Community survey ballot results to the HOA boards. Clay will uphold our Bylaws and CCRs. He will work to update and clarify the items that need revision. He will insist on equal representation for all members, on board transparency and frugal fiduciary responsibility while making sure that the monthly newsletter and website keep the resident members informed and up to date, and future meetings posted in a timely manner.

--- Shirlee Sanderson – [lake view owner on the east shore of the large lake](#) at 5129 Silver Springs Road since June 7, 2002. Husband is Guy Sanderson.

--- Gary Milkis – [lake view owner on the east shore of the little lake](#) at 4851 Silver Springs Road since August 11, 1999. Wife is Karen Bouton-Milkis

--- Dwight Hibdon -- at 4958 East Meadows Drive since July 18, 1995. Wife is Joan Benson.

--- Richard Krebs -- [lake view owner on the east shore of the little lake](#) at 4839 Silver Springs Road since April 28, 2000. Wife is Brenda Krebs.

[When candidates provide their biographies we will post them upon receipt.]

2010-2011 Retained Trustees

--- **Ed Cody** – at 4956 Silver Springs Road. Wife is Corinne Cody, they are retired. [Bio was requested in 2010, to date not received].

--- **Tracey Douthett** – at 4964 East Meadows Drive, adjacent to the Willow Creek stream and open space recreation area. Husband Matt Lindon has lived in Silver Springs since 1988. Tracey has lived in Silver Springs since 1998. Matt is employed by [lake view owner](#) Loughlin (Lot 199). Tracey is a Utah and Nevada registered professional land planner and landscape architect. She specializes in land-use planning, landscape architectural design and construction, approvals and project management. She owns and operates Planit Design Studio, a design company that integrates the natural environment and the human need for community. Tracey is chairperson on the Snyderville Basin Recreation Board of Directors. She enjoys cycling, backcountry skiing, hiking, gardening and reading.

--- **Jim Harsch** -- [lake view owner on the east shore of the little lake](#) at 4859 Silver Springs Road. Jim and his wife, Billie, are real estate brokers, owners of Mountain Town Realty Group. [Bio was requested in 2010] Jim's election to the Silver Springs SF board made him the fourth lake front owner on the board of seven trustees in the 2010 election.

F.Y.I -- There has been no mention of a Nominating Committee installed to collect candidates from the entire neighborhood. Nomination forms were not sent out to all the property owner HOA members before the ballot was printed and distributed.

The SSSFHOA board currently sits 4 lake view owners, 3 are retiring.
The candidates listed on the ballot include 3 lake view owners to replace them.
One of the lake view owners is retained for another year from the 2010 election.
If the candidates listed on the ballot are elected then the board will again seat 4 lake view owners.

There are 189 properties in the Silver Springs Single Family Subdivision.
That includes 10 properties on the large lake and 6 on the little lake.

Sixteen lake view lots equal 8% of the 189 properties.
The 8% lake view lots have 57% representation on the HOA board
The 92% remaining lots have 43% representation on the HOA board

Candidates that represent the 92% of property owners without a lake view, who have done or will do diligent oversight for equal rights and insist that the board adhere to the Bylaws, have been excluded for years or have been mute probably to avoid being bullied or slandered by other board members. With a lake view owner majority on the HOA board there is little hope to regain our right to the Enjoyment Easements or reduce/remove the assessments improperly imposed to maintain the water amenities from which only 8% of the property owners receive direct use and benefit?

[View Silver Springs SF neighborhood map with candidate location.](#)

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-At the [2008 Election](#) SSSFHOA equality efforts garnered the largest number of property owner attendees since the late 1980's water emergency meeting. Two usurpers interrupted the meeting with unsubstantiated charges for which they have yet to prove or provide evidence. Without cause the elected trustees were defamed and excluded by the usurpers from all future HOA business, input, and meetings. Sixty days later the usurpers held a bogus second election.

-In 2009 the same two usurpers and cohorts rigged the election.

-At the [2010 Election](#) there were six nominations for our candidate but his name was spitefully left off the ballot by the board that falsely stated his standing.

-In 2011 we see the same disenfranchisement of the property owners with another fixed election.

At the [2010 SSMA Annual meeting](#) the board illegitimately assessed the property owners for amenities the community majority (450 out of 512 properties) cannot use and were not provided their right to vote. The SSMA was found to not have authority due to negligence on their part to properly complete and provide charter documents since 1990. The SSMA and SSSF boards have ignored input from the Community Group who [presented the boards with 212 survey ballots and a tally](#) from the property owners listing grievances and their proposed remedies.

It is obvious to us, and proved throughout this website, that the SSMA and the Silver Springs SF, Northshore, Southshore, and Park Place HOA boards are run predominantly to facilitate the exclusive needs and expenditures on behalf of the 54 Silver Springs Community lake view owners.

Balance is a neglected attribute of the SSSFHOA and SSMA boards. Equity and representation of all property owners must be enforced.

As a protest to how the Silver Springs SF board is mismanaged, does not equally represent all 189 properties, and does not adhere to the HOA Bylaws, we will not be returning their fixed [2011 ballot](#).

**“The people who cast the votes don’t decide an election, the people who [write the ballot and] count the votes do.”
— Joseph Stalin**